

– **REVISED** –

**NOTICE OF AVAILABILITY, NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF EL MONTE PLANNING COMMISSION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Commission

APPLICATION: Tentative Tract Map No. 62624, Conditional Use Permit No. 13-14, Conditional Use Permit No. 15-15, Variance 01-15 and Modification No. 13-14.

PROPERTY LOCATION: 4127 – 4143 Rowland Ave (APN 8577-008-062 8577-008-047 and 8577-009-042) (A full legal description of the property is on file in the office of the El Monte Economic Development Department).

REQUEST: The request is for a new 72 three-story townhouse and condominium units within a 3.09 acre (134,725 square foot) vacant site. Of the total number of units, 22 units will be townhomes and will include an attached two-car garage. The remaining 50 units will be stacked flats located in the central portion of the project with subterranean parking. Additionally, 30,595 square feet of common open space will be provided. The property is located in the R-4 (High Density Residential) zone. Requested entitlements include a Tentative Tract Map to subdivide the property for ownership units, a Conditional Use Permit to establish 3+ residential units, a Conditional Use Permit to establish a Planned Residential Development, a Variance to common open space standards and a Modification to exceed floor area. This request is made pursuant to the requirements of Chapters 16.10, 17.20, and 17.24 of the El Monte Municipal Code (EMMC).

APPLICANT AND PROPERTY OWNER: Andrew Chiao
16035 Robin Way
Industry, CA 91745

ENVIRONMENTAL DOCUMENTATION: An Initial Study prepared for the project determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore a Mitigated Negative Declaration (MND) has been prepared. Mitigation measures are provided to lessen potential impacts related to cultural resources, hazards and hazardous materials and population and housing. The Planning Commission will take comments on the proposed Mitigated Negative Declaration at the public hearing.

REVISED PUBLIC REVIEW PERIOD: Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between October 7, 2015 and October 26, 2015 and orally at the public hearing.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the MND and on the proposed project. The hearing is scheduled for:

Date: Tuesday, October 27, 2015 (same date and time as noted in original notice)
Time: 7:00 p.m.
Place: El Monte City Hall
City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact the Planning Division at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and Mailed on: Wednesday, October 7, 2015 City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary